

**2023**  
**MAXIMUM MONTHLY RENT BY UNIT TYPE**  
 derived from the  
**Unadjusted Area Median Income (AMI)**  
**for HUD Metro Fair Market Rent Area (HMFA) that Contains San Francisco**  
*Published by the San Francisco Mayor's Office of Housing and Community Development*

		SRO	STUDIO	1BR	2BR	3BR	4BR	5BR
<b>15% OF MEDIAN</b>	Max Gross Rent	\$284	\$379	\$433	\$486	\$540	\$584	\$626
<b>20% OF MEDIAN</b>	Max Gross Rent	\$378	\$504	\$576	\$649	\$720	\$779	\$836
<b>25% OF MEDIAN</b>	Max Gross Rent	\$473	\$630	\$721	\$811	\$901	\$973	\$1,045
<b>30% OF MEDIAN</b>	Max Gross Rent	\$567	\$756	\$865	\$973	\$1,081	\$1,168	\$1,254
<b>35% OF MEDIAN</b>	Max Gross Rent	\$662	\$883	\$1,009	\$1,135	\$1,261	\$1,363	\$1,463
<b>40% OF MEDIAN</b>	Max Gross Rent	\$757	\$1,009	\$1,153	\$1,298	\$1,441	\$1,556	\$1,671
<b>45% OF MEDIAN</b>	Max Gross Rent	\$851	\$1,135	\$1,298	\$1,459	\$1,621	\$1,751	\$1,880
<b>50% OF MEDIAN</b>	Max Gross Rent	\$946	\$1,261	\$1,441	\$1,621	\$1,801	\$1,946	\$2,090
<b>55% OF MEDIAN</b>	Max Gross Rent	\$1,040	\$1,386	\$1,585	\$1,784	\$1,981	\$2,140	\$2,299
<b>60% OF MEDIAN</b>	Max Gross Rent	\$1,134	\$1,513	\$1,730	\$1,945	\$2,161	\$2,335	\$2,508
<b>65% OF MEDIAN</b>	Max Gross Rent	\$1,229	\$1,639	\$1,874	\$2,108	\$2,341	\$2,529	\$2,716
<b>70% OF MEDIAN</b>	Max Gross Rent	\$1,324	\$1,765	\$2,018	\$2,270	\$2,521	\$2,724	\$2,925
<b>72% OF MEDIAN</b>	Max Gross Rent	\$1,361	\$1,815	\$2,075	\$2,335	\$2,594	\$2,801	\$3,009
<b>74% OF MEDIAN</b>	Max Gross Rent	\$1,400	\$1,866	\$2,133	\$2,400	\$2,666	\$2,880	\$3,093
<b>75% OF MEDIAN</b>	Max Gross Rent	\$1,418	\$1,891	\$2,163	\$2,433	\$2,703	\$2,919	\$3,134
<b>80% OF MEDIAN</b>	Max Gross Rent	\$1,513	\$2,018	\$2,306	\$2,594	\$2,883	\$3,113	\$3,343
<b>90% OF MEDIAN</b>	Max Gross Rent	\$1,702	\$2,269	\$2,594	\$2,919	\$3,243	\$3,503	\$3,761
<b>100% OF MEDIAN</b>	Max Gross Rent	\$1,891	\$2,521	\$2,883	\$3,243	\$3,603	\$3,891	\$4,179
<b>105% OF MEDIAN</b>	Max Gross Rent	\$1,986	\$2,648	\$3,026	\$3,405	\$3,783	\$4,086	\$4,388
<b>110% OF MEDIAN</b>	Max Gross Rent	\$2,080	\$2,774	\$3,171	\$3,566	\$3,963	\$4,280	\$4,596
<b>120% OF MEDIAN</b>	Max Gross Rent	\$2,269	\$3,025	\$3,459	\$3,891	\$4,323	\$4,670	\$5,015
<b>130% OF MEDIAN</b>	Max Gross Rent	\$2,458	\$3,278	\$3,748	\$4,215	\$4,684	\$5,059	\$5,433
<b>135% OF MEDIAN</b>	Max Gross Rent	\$2,553	\$3,404	\$3,891	\$4,378	\$4,864	\$5,254	\$5,641
<b>140% OF MEDIAN</b>	Max Gross Rent	\$2,648	\$3,530	\$4,035	\$4,540	\$5,044	\$5,448	\$5,850
<b>150% OF MEDIAN</b>	Max Gross Rent	\$2,837	\$3,783	\$4,324	\$4,864	\$5,404	\$5,838	\$6,269
<b>160% OF MEDIAN</b>	Max Gross Rent	\$3,025	\$4,034	\$4,613	\$5,188	\$5,764	\$6,226	\$6,686
<b>175% OF MEDIAN</b>	Max Gross Rent	\$3,309	\$4,413	\$5,045	\$5,675	\$6,305	\$6,810	\$7,313
<b>200% OF MEDIAN</b>	Max Gross Rent	\$3,782	\$5,043	\$5,765	\$6,485	\$7,205	\$7,783	\$8,358

**Allowable Annual Rent Increase for existing tenants in projects governed by the above MOHCD Rent Limits:** **4.00%**

These maximum gross rents apply to units for which the owner pays the cost of all utilities. To calculate the maximum rent when the tenant pays for some or all of the utilities, or "net rent," 1) determine which utilities will be the tenant's responsibility, 2) look up the corresponding utility allowances in the chart below, 3) calculate the total of those allowances and 4) subtract the total from the maximum gross rent. The following example is for a 3 BR unit restricted to households with incomes at or below 60% AMI and for which the tenants will have to pay the cost of electricity and gas cooking and the owner will pay for heat and hot water.

Cooking - Natural Gas - 3BR	\$11	Maximum Gross Rent - 3BR - 60% AMI	\$2,161
Other Electricity - 3BR	\$103	Total Utility Allowance	-\$114
Total Utility Allowance	\$114	Maximum Net Rent	\$2,047

Utility or Service		Monthly Dollar Allowances					
		STUDIO	1BR	2BR	3BR	4BR	5BR
Heating	a. Natural Gas	15	20	26	32	41	46
	c. Electric	32	45	58	71	91	104
Cooking	a. Natural Gas	5	7	9	11	14	16
	b. Electric	16	23	29	36	46	52
Other Electric		47	65	84	103	131	149
Water Heating	a. Natural Gas	10	18	25	30	35	40
	b. Electric	32	56	76	92	108	124

Utility Allowances approved for the San Francisco Housing Authority, effective 1/1/2023:  
[https://sfha.org/files/documents/SFHA%20Utility%20Allowance%20-%20HCV%202023%20-%202002.14.23\\_1.pdf](https://sfha.org/files/documents/SFHA%20Utility%20Allowance%20-%20HCV%202023%20-%202002.14.23_1.pdf)

FAIR MARKET RENT:	SRO	STUDIO	1BR	2BR	3BR	4BR	5BR
	\$1,617	\$2,156	\$2,665	\$3,188	\$3,912	\$4,283	\$4,925

Source: HUD, effective 9/1/2022  
[https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2023\\_code/2023summary.odn](https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2023_code/2023summary.odn)

SFHA Payment Standard:	SRO	STUDIO	1BR	2BR	3BR	4BR	5BR
	\$1,940	\$2,587	\$3,198	\$3,826	\$4,694	\$5,140	\$5,910

\*As published by the San Francisco Housing Authority, effective 1/1/2023 for all transactions.  
<https://sfha.org/files/documents/Payment%20Standards%20-%202023.pdf>

	STUDIO	1BR	2BR	3BR	4BR	5BR
<b>LOW HOME RENTS</b>	\$1,631	\$1,748	\$2,097	\$2,423	\$2,703	\$2,983
<b>HIGH HOME RENTS</b>	\$2,101	\$2,253	\$2,704	\$3,116	\$3,456	\$3,796

[https://www.huduser.gov/portal/datasets/home-datasets/files/HOME\\_RentLimits\\_State\\_CA\\_2023.pdf](https://www.huduser.gov/portal/datasets/home-datasets/files/HOME_RentLimits_State_CA_2023.pdf)

**Allowable annual rent increase for project governed by HOME Rent requirements:** **2.03%**

**Maximum Annual Increase of Gross Rent for projects that are subject to limits set by the San Francisco Rent Board:** **3.6%**  
<https://sf.gov/sites/default/files/2022-11/571%20Allowable%20Annual%20Increases%2023-24%20EN%2011.16.22.pdf>

**Assumptions/Notes:**

- Rents Calculated at 30% of corresponding monthly income limit amount.
- Occupancy Standard is one person per bedroom plus one additional person.
- Maximum Rents are derived via application of MOHCD AMI Hold Harmless Policy, effective 05/03/2019: <https://tinyurl.com/SFAMIHoldHarmless>

Effective Date: 05/31/2023